

Lake Somerset Property Owners' Association

Regular Board of Directors Meeting Minutes

August 14th, 2025

Pledge of Allegiance: Dale Cousino led the Pledge of Allegiance.

Call to Order: President Dale Cousino called the meeting to order at 7:00 PM.

Board Members Present:

- President – Dale Cousino
- Vice President – Cher-ray Bellingar
- Security – Jeff Bennett
- Water Quality – Don Tappan
- Treasurer – Scott Faulk
- Parks – Terry Taylor
- Roads – Brandon McClinchey
- Building Control – Rick Meyer (via phone)

Board Members Absent:

- Secretary – Nathan Taylor

Approval of Previous Minutes:

A motion was made by Scott and seconded by Jeff to approve the minutes from the previous meeting. The motion carried.

Officer Reports:

- **President – Dale Cousino:** Reported on the dam project; Privacy fence on Jeffs property is scheduled for August 20th. There are posts along the property line that are loose will be fixed during that time as well. Per engineer and contractor, the dam has been restored and they are satisfied with the repairs. Valve was greased and adjusted. We cannot adjust the water height without a courts order. There was a zoom meeting held by the board, engineer, drain commission, and drain commission lawyers to discuss the dam project and

existing concerns. It was mentioned golf carts were not the cause of the damage/ erosion of the dam. The engineer noted that after several emails were sent by an association member regarding liability and possible damage to the dam, they are recommending no motorized vehicles and possibly no foot traffic. It was also mentioned by the drain commission that they assume no liability or responsibility once the project is completed. There will be more information regarding this situation once the project is complete and the board will discuss it with the association.

- **Vice President – Cher-ray Bellingar:** There were two complaints submitted to the board last month. The first is regarding a situation with a residence dog being off leash. Reminder to all members that all pets are required to be on a leash. The second was regarding a shipping container on a lot within the association. Rick was able to address the issue and stated that the lot owners were notified they are in violation of the rules. The lot owners plan to request a variance from the board.
- **Treasurer – Scott Faulkner:** A motion to approve the financial report was made by Cher-ray and seconded by Don, motion carried. Additionally, a motion was made by Jeff and seconded by Cher-ray to approve a County National Bank Debt card from the LSPOA Checking Account #***** for Pam McAndrews to be an authorized debit card user for LSPOA online payments, motion passed. Scott notified the board that the interest rate for the lot next to the main park went from 4.25% to 8.75%. Need to form a committee to discuss plans/ options for the lot. Will discuss more next meeting.
- **Security – Jeff Bennett:** Nothing to report.
- **Building Control – Rick Meyer:** Nothing to report
- **Parks – Terry Taylor:** Parks are in good shape. Discussed guards help weeding along the guard shack as a courtesy. Audience participant brought up a concern regarding the buoy in the west park being too far out.
- **Roads – Brandon McClinchey:** Discussed possibly having a private company give a bid on the roads to assess if it is cheaper than a special assessment.
- **Water Quality – Don Tappan:** reported having the third treatment a few weeks ago. Algae coming back near Kildare, but it is not bad. Notes he is hoping for 1-2 more treatments before Labor Day. Discussion regarding starry stonewort being removed after audience participant brought up concerns about it. It was originally recommended to leave it, however with boats cutting and

spreading it we should continue to remove it. Audience asked if there is a way to treat it for the future. Don will look into this.

Old Business: No old business was discussed

New Business: See below

Audience Participation:

- One residence asked about concerns of the dam still leaking. Dale addressed the concern noting that the engineer stated that they have fixed the main concerns and there will always be a minimal amount of water leaking. The purpose is to control the water flow, not completely stop it. It was also mentioned that there were zero issues with the main dam, most of the issue was by Jeff's house and Brookhurst road cul-de-sac region.
- Brookhurst road damage from the trucks will not be the responsibility of the township, but rather the associations to repair.
- Concerns raised regarding Brookhurst dam leaking as well. Noted that additional repairs will be needed, this would require separate assessment.
- Association member Jerry Pattenaude had a concern regarding some wake boats being close to shore. Stated his pontoon panel was damaged while he was not home, however unable to determine if it was a wake boat that caused the damage. States he would like to make the suggestion that wake boats stay to the middle of the lake while surfing. Other audience participants discussed concerns about wake boats being on the lake. Noted at this time the state has not place a ban or extra restrictions on Wake boats for all sports lakes. We are an all sports lake and all water craft has the right to be present on the lake. Please follow state law and use proper boating etiquette while operating all water craft.
- One residence had concerns regarding the neighbor feeding the geese. Previous letters have been sent to this particular resident regarding the same issue. The board will reach out to this resident to notify them of the concerns and township regulations. Feeding geese creates a nuisance and unsanitary conditions.
- Another residence had concerns about the length of boats. Would like the board to discuss a possible change in rules to a class 20-foot vs strictly 20-foot boats.

Adjournment: A motion to adjourn was made by Scott and seconded by Cher-ray
Motion carried. Meeting adjourned at 8:28 PM.

Respectfully Submitted, Cher-ray Bellinger, Vice President Lake Somerset Property
Owners Association Board of Directors